

Dunstable Office:

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HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

Fieldstone, Houghton Regis, Dunstable
Offers Over £400,000 Freehold



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The Property Experts with the Personal Touch

Fieldstone, Houghton Regis, Dunstable

Offers Over £400,000



Front

Entrance Hall

4'11" x 6'7" (1.51m x 2.01m)

Providing access to all ground floor rooms and stairs to first-floor landing

Living Room

14'7" x 15'1" (4.45m x 4.59m)

Two double glazed windows to front, two radiators.

Dining Room

10'9" x 10'1" (3.27m x 3.08m)

Radiator, double glazed window to side, two full height double glazed windows to rear, double patio doors to rear garden.

Kitchen/Breakfast Room

13'8" x 10'4" (4.17m x 3.15m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with swan neck mixer tap, integrated dishwasher, fridge/freezer, built-in eye-level fan assisted double oven, built in gas hob with extractor hood over, ceramic tiled flooring, ceiling spotlights, double glazed window to rear, double radiator.

Utility Room

7'10" x 5'9" (2.39m x 1.76m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer.

WC

4'0" x 5'10" (1.21m x 1.78m)

Obscure double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, ceramic tiled flooring.

Landing

Double glazed window to rear aspect, the landing provides access to all first floor rooms and loft.

Master Bedroom

13'3" x 12'2" (4.03m x 3.72m)

Double glazed window to front, radiator, built-in wardrobes.

Shower Room

5'4" x 6'6" (1.63m x 1.97m)

Three-piece suite comprising tiled shower enclosure, wash hand basin, low level W.C, ceramic tiled flooring.

Bedroom 2

9'3" x 10'4" (2.83m x 3.15m)

Double glazed window to rear, radiator. Doors to built in wardrobes.

Bedroom 3

7'9" x 10'0" (2.36m x 3.05m)

Double glazed window to front, radiator.

Bedroom 4

6'11" x 10'0" (2.10m x 3.05m)

Double glazed window to rear, radiator.

Bathroom

6'2" x 10'4" (1.89m x 3.15m)

Fitted with four piece suite comprising deep panelled bath, recessed tiled shower enclosure pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, heated towel rail, ceramic tiled flooring.

Rear Garden

Private walled garden to the rear of the property, patio area, mainly laid to lawn, gated access to driveway and garage.

Garage & Driveway

Driveway parking leading to garage with up and over door.

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

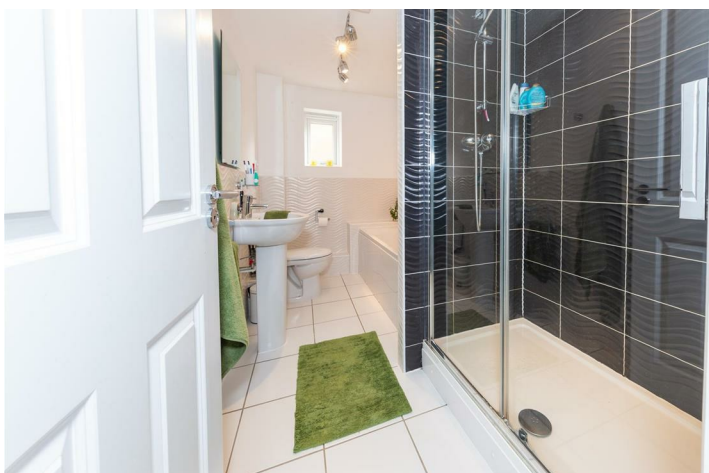
STUNNING FOUR BED detached FAMILY HOME in SHOW HOME CONDITION offering TWO RECEPTION ROOMS, LARGE KITCHEN/ BREAKFAST ROOM, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM plus A WALLED PRIVATE rear garden, GARAGE & DRIVEWAY and the additional benefit of LAKE VIEWS to the front.

Household Estate Agents are delighted to bring to market THIS BEAUTIFUL home further benefitting from DOWNSTAIRS W.C UPVC DOUBLE GLAZING throughout, GAS CENTRAL HEATING.

Fieldstone is located at the bottom of LAKEVIEW which is a modern development built approximately 5 years ago and is perfect for commuters being within close proximity to J11a of the M1 MOTORWAY. Shops and schools are within short walking distance and a small recreation park perfect for young families is positioned opposite the property.

The accommodation comprises entrance hall, living room, dining room, utility room & W.C to the ground floor. The first-floor accommodation presents a master bedroom with an en-suite shower room, further double bedroom, two large single bedrooms, and a family bathroom. There is a private walled low maintenance garden to the rear.

Please call your local HOUSEHOLD ESTATE AGENTS office without further delay to arrange an appointment to view.



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Road Map



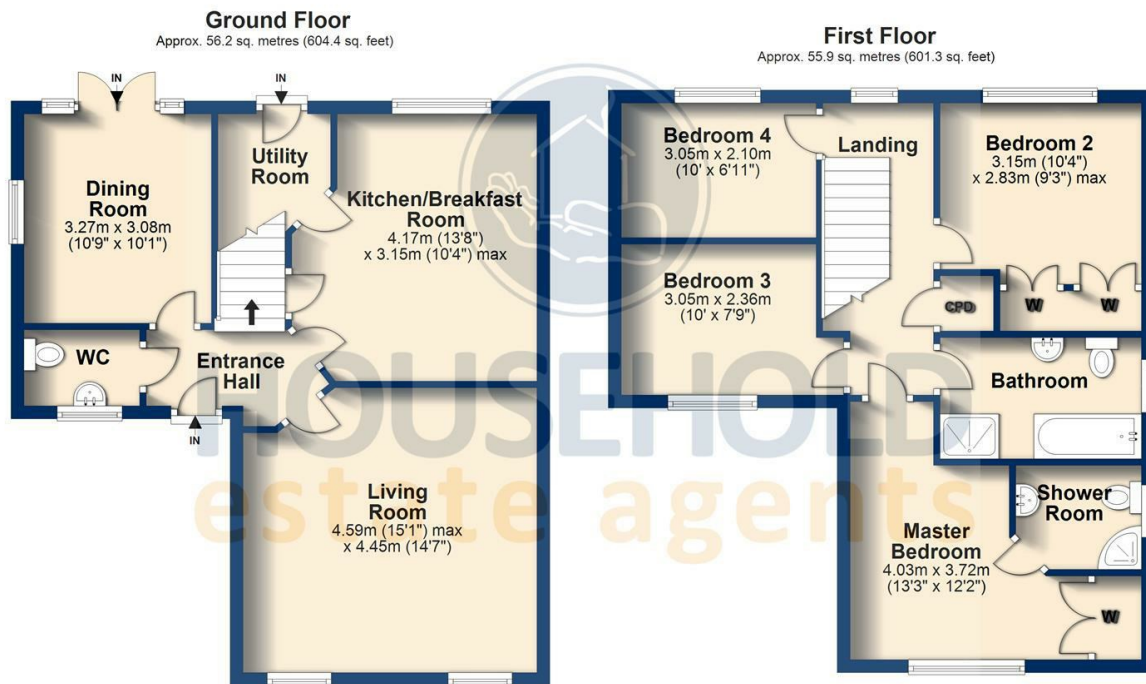
Hybrid Map



Terrain Map



Floor Plan



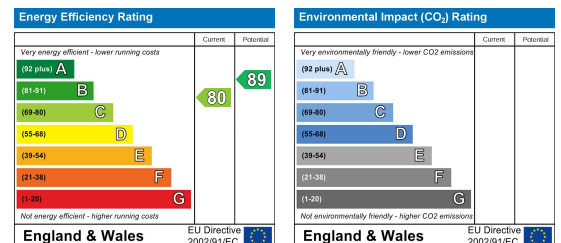
Total area: approx. 112.0 sq. metres (1205.7 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.
Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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